



## 28 BOLTON STEADING

*Bolton, East Lothian, EH41 4HU.*



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**A charming semi-detached steading conversion, with four bedrooms, wrap around garden and two car parking spaces, within close proximity of Haddington and commuting distance of Edinburgh.**

Gifford 3 miles, Haddington 3 miles, Edinburgh 21.5 miles, Edinburgh Airport 29 miles (All distances are approximate).

### Accommodation

**Ground Floor:** Entrance Hall, Sitting Room, Kitchen-Dining Room, Bedroom 4/Study, Utility Room with WC and three Hall Cupboards providing storage.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room, Two Double Bedrooms, a Family Bathroom and two Cupboards.

**Garden:** The garden ground lies to the west of the house and to the rear, offering an area of lawn, a shaded seating area to the front of the property and a private rear garden/patio.

**Parking:** There are two car parking spaces directly outside of the house.



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### Situation:

Bolton is a pretty hamlet, situated between the highly regarded village of Gifford, and the bustling market town of Haddington. The village, with its picturesque properties and ever-changing rural outlook is a popular residential area, boasting a quiet pace and rural charm, yet still within easy driving distance of the nearest amenities.

Gifford village is 3 miles south of Bolton and benefits from a local store, a newsagent/post office, a park with a play area, the Goblin Ha and the Tweeddale Hotels, a garage, Church, popular café, delicatessen, a designer homeware shop, and a highly regarded primary school. Two golf courses lie close by, and there is a popular sports club in the village. There is a very active community with attractive village Hall and Gifford hosts over 20 interest groups including an award-winning community film club, art group, horticultural society and community woodland group, mini rugby, cricket and bridge club.

A much wider range of facilities, including supermarkets, a leisure centre with swimming pool, Compass private primary school and the Knox Academy secondary school, are available at the nearby county town of Haddington, also 3 miles from Bolton. Bolton is ideally placed for the wealth of sporting opportunities available throughout the county - inland, in the nearby Lammermuir Hills or on the coast, a short drive away. There are local buses from Bolton to Gifford and Haddington and surrounding villages on a circular route, as well as express buses from Haddington into Edinburgh and on to Dunbar and beyond. The nearest train stations are at Drem or Longniddry with Dunbar train station 16 miles away offering direct trains to London.

### General Description:

Bolton Steading is a handsome collection of steading developments which offer spacious and bright houses, presented in attractive earthy tones, in keeping with the picturesque East Lothian countryside that surrounds them.

28 Bolton Steading is approached via a shared road that arrives to parking bays in front of the house, where there are two car parking spaces. The house is set back from the road and features a beautiful stone façade sitting under a tiled roof, offering immaculate accommodation set out over its two floors. The current owner has recently installed a new kitchen with the house also benefitting from an air source heat pump and double glazing throughout.



The house is approached via a paved path that leads to the front door opening to a welcoming and spacious entrance hall, giving access to the principal rooms on the ground floor. The sitting room benefits from a dual aspect and features a log burning stove, with a door opening out to a paved patio area situated at the front of the property, which is the perfect spot for enjoying a glass of wine on a summers evening.

From the entrance hall a glazed door opens to a delightful open plan kitchen/dining room, which is bathed in natural light from the arched windows and door. The recently installed kitchen has a range of wall and base mounted units with quartz work surfaces and modern appliances, which include: an AEG dishwasher, Belfast style sink, Bosch oven with four ring induction hob above, an integrated AEG fridge/freezer and an extractor above the induction hob. The dining area has space for a dining table and chairs with a glazed door opening to the rear garden.

Completing the accommodation on the ground floor is a double bedroom/study which overlooks the rear garden, a spacious coat cupboard, under stairs cupboard, boot cupboard and utility room, with basin and WC. The utility room has a range of wall and base mounted units with shelving, with an integrated Bosch washing machine and WC.

From the entrance hall stairs alight to the first floor and landing, giving access to a principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. The principal bedroom is a bright and spacious room with access out onto an external stair. The en suite shower room has a walk-in shower cubicle, WC and basin, with heated towel rail. The adjacent double bedroom is a generous size and features four sets of windows, two of which are Velux. The fourth bedroom could fit a double bed but is currently used as a study/office space. Servicing the two double bedrooms is a family bathroom which has a bath, WC and basin. Completing the accommodation on the first floor are two cupboards, one of which provides hanging and shelving, the other housing the air source heat pump controls. From the landing access can be made to a partially floored loft.

#### Garden:

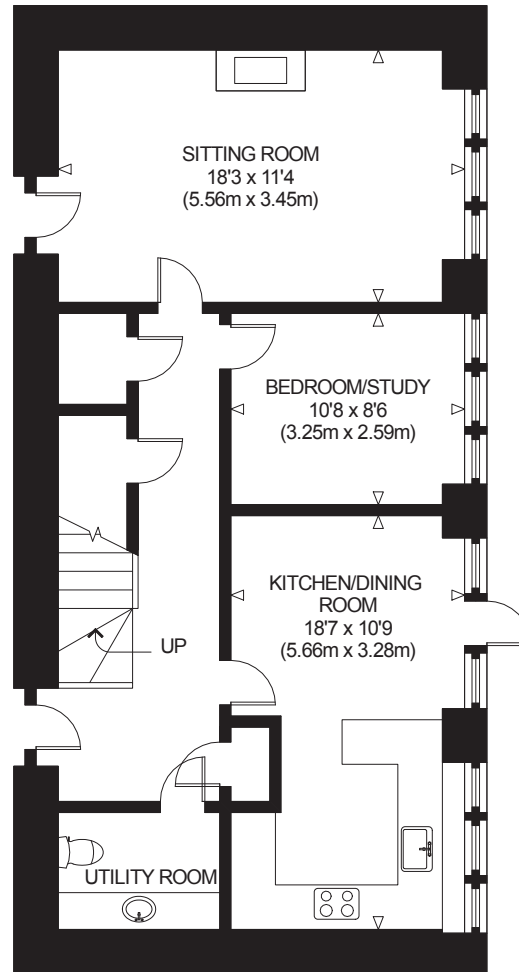
To the front of the property there is an area of lawn with a further section that is gravelled and planted with mature shrubs and a rosemary bush. There is a secluded patio area which is perfect for enjoying a glass of wine on a summer evening.

To the side of the property is an area which is predominantly laid to lawn, with a secure garden shed, bin store and apple tree. Access can be made to the rear garden through a wooden pedestrian gate, the rear garden is partially gravelled and partially laid to lawn, with a spruce tree and further fitted stores and log store, with a door leading back into the kitchen/dining room.

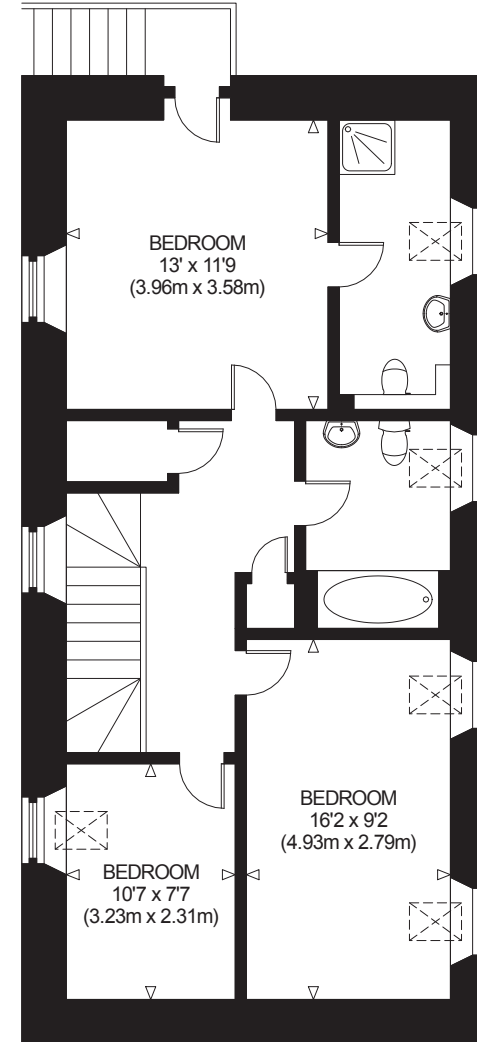








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 719 SQ. FT / 66.8 SQ. M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 684 SQ. FT / 63.6 SQ. M

BOLTON STEADING  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1403 SQ. FT / 130.4 SQ. M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.  
All plans are for illustration purposes and should not be relied upon as statement of fact.  
Please note areas within curved and angled walls are approximated.

RETTIE

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## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4HU.

### Parking

There is one parking space within the title boundary and a further parking space is allocated (and heritable), then there is also a share of the nominated visitor's space.

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All white goods to remain, but the Tumble Dryer will be removed.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains Water and Drainage, Central Heating and Hot Water supplied by Air Source Heat Pump.

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

### Council Tax

Band F

### EPC Rating

Band C.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



#### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

#### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word

of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co, have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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